

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

Eileen Cera aka Eileen Schueller

Debtor(s)

Select Portfolio Servicing, Inc., the client  
is NewRez, LLC d/b/a Shellpoint  
Mortgage Servicing as servicer for US  
Bank National Association, Not In Its  
Individual Capacity But Solely A Owner  
Trustee For VRMTG Asset Trust

Moving Party

vs.

Eileen Cera aka Eileen Schueller

Debtor(s)

Daniel Schueller

Co-Debtor

and Kenneth E. West Esq.

Trustee

Chapter 13

NO. 18-17724 ELF

**ORDER**

AND NOW, this 19th day of December, 2022 upon the filing of a Certification of Default by the Movant in accordance with the Stipulation of the parties, it is **ORDERED** that the automatic stay under 11 U.S.C. Sections 362 and 1301 (if applicable), is **MODIFIED** to allow Select Portfolio Servicing, Inc., d/b/a Shellpoint Mortgage Servicing as servicer for US Bank National Association, Not In Its Individual Capacity But Solely A Owner Trustee For VRMTG Asset Trust and its successor in title to exercise its *in rem* rights under applicable nonbankruptcy law regarding the premises 300 North Lafayette Avenue, Morrisville, PA, 19067.

The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.



ERIC L. FRANK  
UNITED STATES BANKRUPTCY JUDGE